

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 25, 2005 PLANNING COMMISSION MEETING

PROJECT #: Preliminary Plat #05008, Eagleton Heights

PROPOSAL: To plat 77 residential lots with one outlot for detention.

LOCATION: Generally Located at N. 89th and Leighton Avenue.

WAIVER REQUEST:
To allow sanitary sewer to flow opposite street grades

LAND AREA: 20 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

<u>RECOMMENDATION:</u>	Conditional Approval
Waivers:	
To allow sanitary sewer to flow opposite street grades	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	R-3, AG
South:	Acreages	AG
East:	Undeveloped	AG
West:	Undeveloped	H-4, R-3

ASSOCIATED APPLICATIONS: Annexation #05011, Change of Zone #05034

COMPREHENSIVE PLAN SPECIFICATIONS: This area is shown as Urban Residential in the Land Use Plan.

HISTORY: This area was zoned AA, Rural and Public Use until the Zoning was updated to AG in 1979.

UTILITIES: Sanitary Sewer is provided with the Regent Heights Trunk Sewer.

Water is proposed to be extended in Leighton Avenue.

Storm water detention is provided in Outlot A.

TOPOGRAPHY: Rolling.

TRAFFIC ANALYSIS: Leighton Avenue is shown as a collector street in the Comprehensive Plan. Leighton is proposed to have 72' right of way with approximately 34' paving.

PUBLIC SERVICE: The Lincoln Fire Department indicated that they find the application acceptable, but noted that limited facilities in the area may cause greater response times as development continues.

ANALYSIS:

1. This is a request for a preliminary plat for 77 residential lots. The applicant requests a waiver to allow sanitary sewer mains to flow opposite street grades in order to avoid building a sewer main in the rear yards of the residential lots.
2. The Comprehensive Plan indicates Urban Residential for the area, and the R-3 district is consistent with the urban residential designation.
3. The Public Works and Utilities Department had several comments in their attached memo and indicated the requested waiver was acceptable provided that the sewer depth does not exceed maximum design standard depth.
4. The Watershed Management section of the Public Works and Utilities Department indicated several comments in their attached memo and requested flow arrows be added to the grading plans.
5. The Lincoln Electric System requested additional easements.
6. The Lincoln Lancaster County Health Department has two advisory comments in their attached memo.
7. The Emergency Communications 911 Center indicated Berg Drive is phonetically similar to the existing Burr Street, Bert Drive and Burt Street and must be renamed.

8. The Parks Department indicated that impact fees will be collected in lieu of parkland and requested a note indicating that outlots are to be maintained by the developer and/or future homeowners association.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Revise Berg Drive to a name that does not approximate an existing street name.
 - 1.1.2 Revisions to the satisfaction of the Public Works and Utilities Department.
 - 1.1.3 Revisions to the satisfaction of the Watershed Management Department.
 - 1.1.4 Revisions to the satisfaction of the Parks Department.
 - 1.1.5 Utility Easements to the satisfaction of the Lincoln Electric System.
2. The City Council approves associated request:
 - 2.1 Annexation #05011
 - 2.2 Change of Zone #05034
 - 2.3 An exception to the design standards to permit sanitary sewers to flow opposite street grades.

General:

3. Final Plats will be approved by the Planning Director after:

- 3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 to complete the street paving of public streets, and temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.
 - 3.2.2 to complete the installation of sidewalks along both sides of Garland, Colby, N. 89th Streets, Eagleton and Seng Lanes, Berg Drive (to be renamed) and the south side of Leighton Avenue as shown on the final plat within four (4) years following the approval of this final plat.
 - 3.2.3 to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.4 to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.5 to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.
 - 3.2.6 to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of this final plat.
 - 3.2.7 to complete the installation of public street lights along Garland, Colby, N. 89th Streets, Eagleton and Seng Lanes, Berg Drive (to be renamed) and the south side of Leighton Avenue within this plat within two (2) years following the approval of this final plat.
 - 3.2.8 to complete the planting of the street trees along Garland, Colby, N. 89th Streets, Eagleton and Seng Lanes, Berg Drive (to be renamed)

and the south side of Leighton Avenue within this plat within four (4) years following the approval of this final plat.

- 3.2.9 to complete the installation of the street name signs within two (2) years following the approval of this final plat.
- 3.2.10 to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
- 3.2.11 to timely complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance which have not been waived but which inadvertently may have been omitted from the above list of required improvements.
- 3.2.13 to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 3.2.14 to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 3.2.15 to complete the public and private improvements shown on the preliminary plat.
- 3.2.16 to maintain the outlots and private improvements on a permanent and continuous basis.
- 3.2.17 to maintain and supervise the private facilities which have common use or benefit on a permanent and continuous basis, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development.
- 3.2.18 to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Owner(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said

permanent and continuous maintenance subject to the following conditions:

- (1) Owner shall not be relieved of Owner's maintenance obligation for each specific private improvement until a registered professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans.
- (2) The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.19 to submit to the lot buyers and builders a copy of the soil analysis.

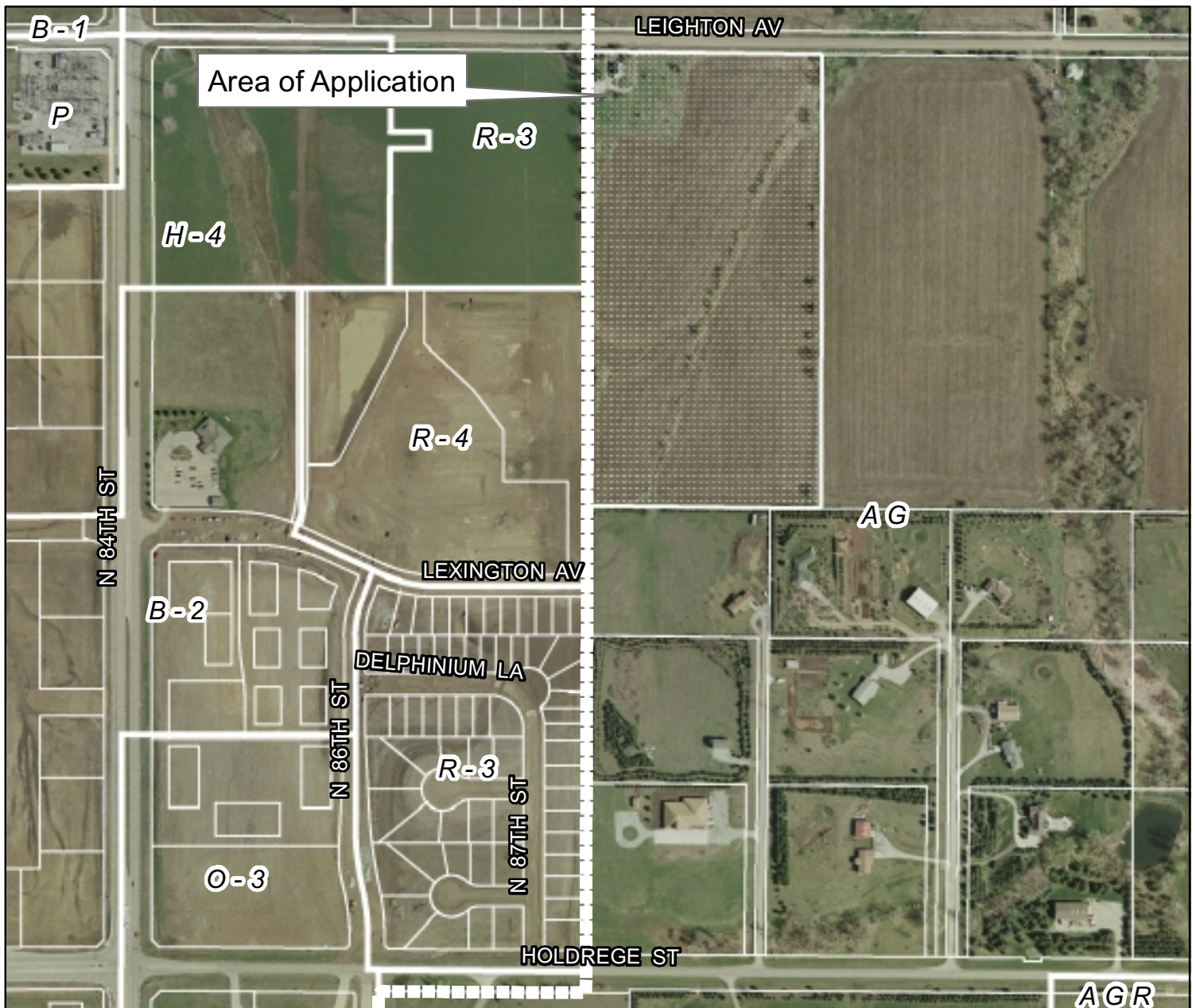
Prepared by:

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: May 9, 2005

APPLICANT: Olsson Associates, Mark Palmer
CONTACT: 1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

OWNER: Ridge Development Company
8644 Executive Woods Drive
Lincoln, NE 68512



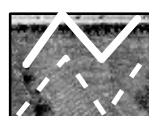
2002 aerial

Preliminary Plat #05008 **Eagleton Heights** **N. 89th & Leighton Ave.**

Zoning:

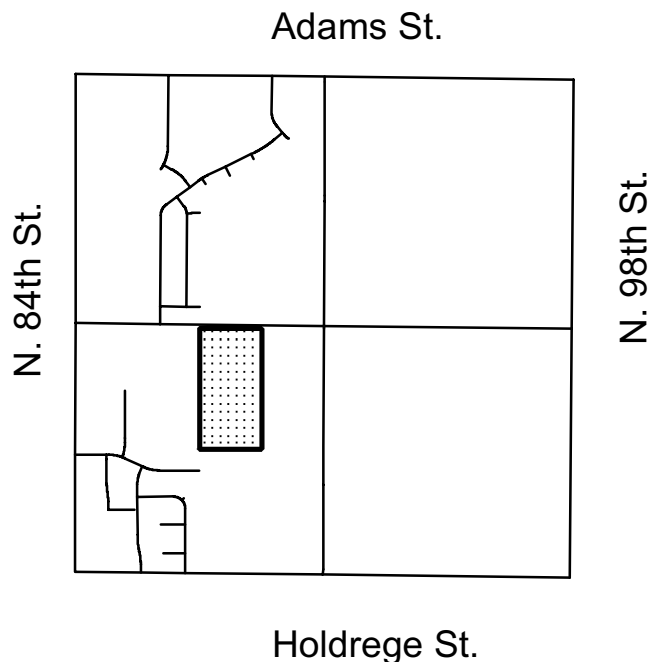
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

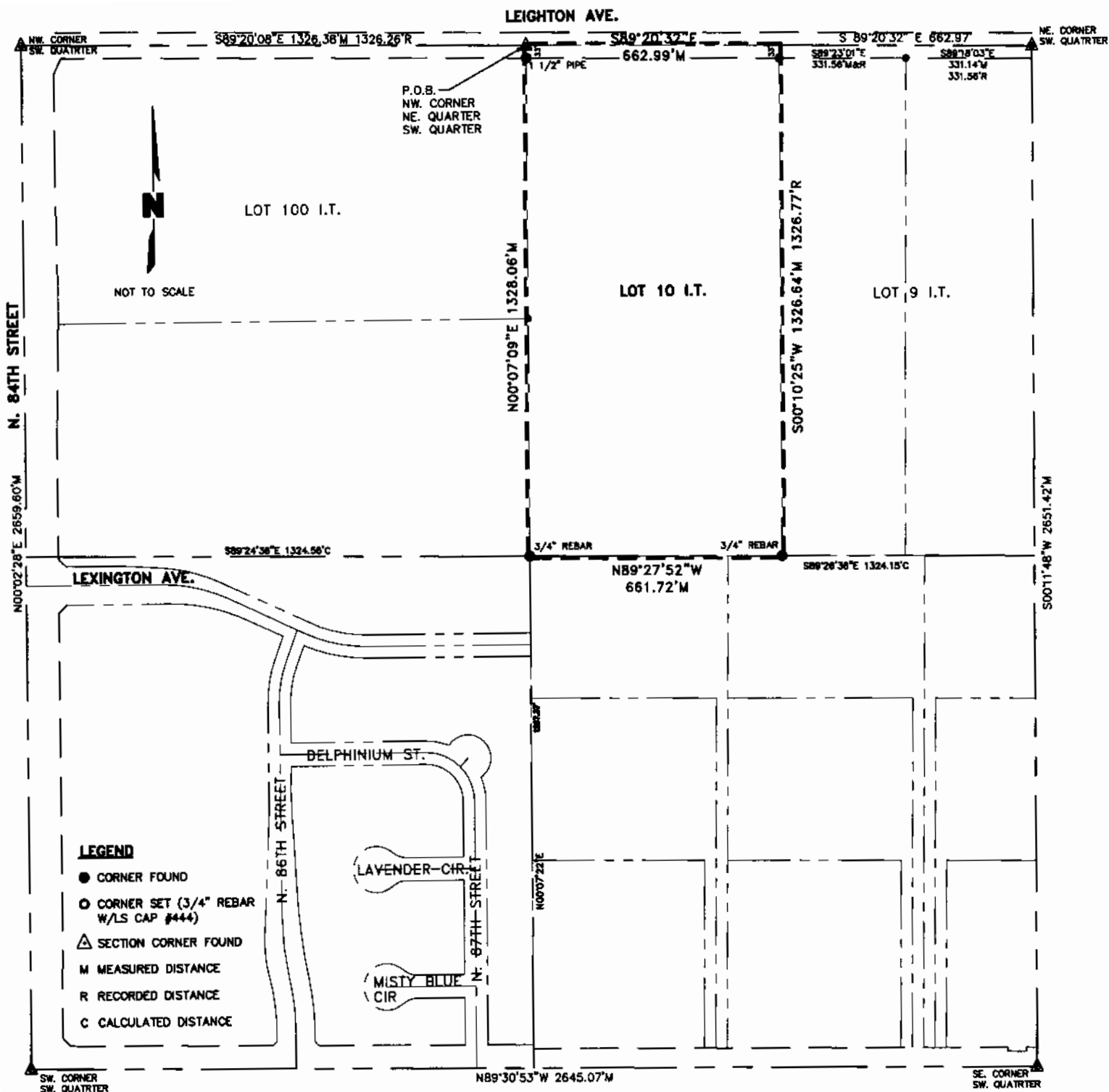
One Square Mile
 Sec. 14 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction





LEGAL DESCRIPTION
CHANGE OF ZONE (AG TO R-3)

Preliminary plat Legal description

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 10 I.T. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER, COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 I.T., SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 10 I.T., SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHEAST QUARTER, OF THE SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 20 MINUTES 32 SECONDS EAST, A DISTANCE OF 662.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 I.T.; THENCE SOUTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 10 I.T., A DISTANCE OF 1,326.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 I.T.; THENCE NORTH 89 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 10 I.T., A DISTANCE OF 661.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 I.T.; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10 I.T., A DISTANCE OF 1,326.06 FEET TO THE POINT OF BEGINNING.

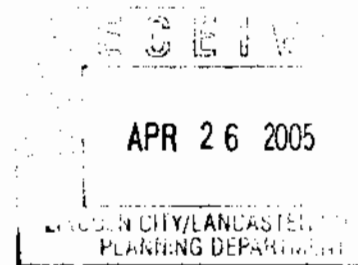
SAID TRACT CONTAINS A CALCULATED AREA OF 879,145.55 SQUARE FEET OR 20.18 ACRES, MORE OR LESS.



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

April 22, 2005

Mr. Marvin Krout
Planning Department, City of Lincoln
County-City Building
555 So. 10th Street
Lincoln, NE 68508



RE: Eagleton Heights Preliminary Plat
OA Project No. 2005-0178

Dear Mr. Krout:

Enclosed please find the following for the above-mentioned project:

1. Application for a Preliminary Plat.
2. Application fee.
3. Change of Zone application with submittal requirements.
4. Change of Zone fee.
5. Change of Zone legal description and exhibit.
6. Site Plan – 21 copies.
7. Drainage and Grading Plans – 9 copies.
8. Street Profile Plans – 5 copies.
9. Ownership Certificate – 1 copy.
10. Soils Report – 1 copy.

On behalf of the Owners Developers, Ridge Development Company and Southview, Inc., c/o John Schleich, 8644 Executive Woods Drive, Lincoln, NE 68512, we are submitting Eagleton Heights Preliminary Plat. We expect to be scheduled on the Planning Commission Agenda for May 25, 2005.

We met with staff on April 21, 2005, to review the proposed site plan and gain preliminary comments.

The following waivers are being requested for the above-mentioned project. The justification for each waiver is listed below.

A waiver to Design Standards (section 2.3.6) To allow sanitary sewer mains to flow opposite street grades.

Mr. Marvin Krout
April 26, 2005
Page 2

There are two short roadways that we are proposing flow the sewer opposite street grades to avoid building a sewer main in the rear yards.

Please contact us if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark C. Palmer', with a stylized flourish at the end.

Mark C. Palmer, PE

Enclosures

cc: Ridge Development
SouthView, Inc.

Memorandum

To: Becky Horner, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Eagleton Heights Preliminary Plat #05008

Date: May 10, 2005

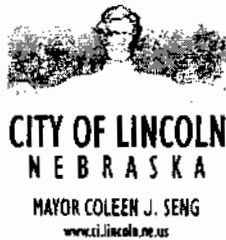
cc:

Engineering Services has reviewed the submitted plans for the Eagleton Heights, located south of Leighton Avenue at North 89th Street, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) A note needs to be added to the plans stating that the offsite sewer extension necessary to serve this plat will not exceed the maximum depth of 15 feet.
 - (1.2) Public Works approves the requested waiver of design standards for constructing sanitary sewer opposite street grades provided that the sewer depth does not exceed the maximum depth of 15 feet.
- **Water Main** - The water system is satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) The 36" storm sewer along the east edge of the plat needs to be shown in a 30' wide storm sewer easement. Also, the partial lots along the east boundary should be shown as an outlot until the entire lots can be platted.
 - (3.2) Lots 1, 2, and 3 in Block 8 should be included in Outlot A as they are required for detention.
 - (3.3) Area 'A7' appears to be included in the detention assumptions. However, it appears that this area will by pass the proposed detention cell. The grading plan and/or the detention calculations need to be revised accordingly.
 - (3.4) The grading required to extend Colby Street and Eagleton Lane to the east property line needs to be shown on these plans. Proof of a grading easement from the property owner to the east will need to be provided to Public Works prior to the approval of a final plat including either street east of 89th Street.
- **Streets/Paving** - The following comments need to be addressed.

- (4.1) Leighton Avenue will need to be improved to a curb and gutter section from 84th Street to the eastern boundary of this plat prior to the final platting of the Seng Lane and 89th Street connections to Leighton.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 5/10/05

To: Becky Horner, Planning Department

From: John Callen, Watershed Management

Subject: *Eagleton Heights review comments, PP05008*

cc: *Ben Higgins, Dennis Bartels, Chad Blahak*

Below are Watershed Management's comments regarding the Eagleton Heights Preliminary Plat Submittal, PP05008:

1. Provide details and supporting documentation for all hydrologic and hydraulic analyses.
2. Hydrologic methods used for storage facility design require further explanation and should be refined to the satisfaction of Watershed Management.
3. Discharge hydrographs for the 2-, 10-, and 100-year storms must be routed downstream from the detention outlet to the bottom of the Stevens Creek Master Plan subbasin to show impact of proposed development on Master Plan peak flows. (DCM 6.4.6, Section 8.5 of Design Standards)
4. Major storm analysis on Sheet 2 of 5 should utilize frequency factors from DCM Table 2-5 when determining 100-year flows.
5. Drainage from subarea A2 appears to flow overland through Block 3. Provide a more defined drainage pathway, and show calculations for overland flow, along with minimum opening elevations.
6. Provide details regarding the design of the proposed detention cell and outlet structure as required per DCM Chapter 6.

7. This proposed development is in a New Growth Area. Address Minimum Flood Corridor standards and provide information regarding how the proposed development complies with DCM Chapter 10.

Recommendation:

- Flow arrows should be shown along all lot lines to indicate interior drainage pathways.

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary



Dennis L Roth

05/01/2005 04:18 PM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Eagleton Heights

PROJ NAME: Eagleton Heights
PROJ NMBR: CZ05034
PROJ DATE: 04/26/05
PLANNER: Becky Horner

Finding ONE similar/duplicate street names within our database, other than those which are obvious extensions of an existing street.

PROPOSED

Berg Dr

EXISTING

Burr St, W Burt Dr, Burt St

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: Leighton Ave

PUBLIC STs: Berg Dr, Colby St, Eagleton Ln, Garland St, Seng Ln and N 89th St

PVT STs: Florence Pl, Lorenzo Pl, Lucca Pl and Siena Pl,

COMMENTS: Strongly recommend an alternate name be found for Berg Dr

RECOMMEND **Conditional** Approval

message to Becky Horner



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: May 4, 2005

Re: Eagleton Heights CZ 05034

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Neighborhood Park to be located in conjunction with the school site.
2. Impact fees to be collected in lieu of park land.
3. All outlot areas to be maintained by the developer and/or future homeowners association.
4. Contact the Forestry Department at 441-7036 for the assignment of street trees.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.
Thank you.

INTER-DEPARTMENT COMMUNICATION



DATE: May 4, 2005

TO: Becky Horner, City Planning

FROM: Sharon Theobald
Ext 7640

SUBJECT: DEDICATED EASEMENTS
DN# 21N-89E

PP# 05008
CZ 05034

Attached is the Preliminary Plat for Eagleton Heights.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with a blanket utility easement over Outlot "A".

A handwritten signature in cursive script, reading "Sharon Theobald", is located below the main text.

ST/ss
Attachment
c: Terry Wiebke
Easement File